

# TOWN OF LOS ALTOS HILLS

## PLANNING COMMISSION AGENDA

**REGULAR MEETING, THURSDAY, MAY 4, 2006 at 7:00 p.m.**

**Council Chambers, 26379 Fremont Road, Los Altos Hills [www.losaltoshills.ca.gov](http://www.losaltoshills.ca.gov)**

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### ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

#### 1. ROLL CALL AND PLEDGE OF ALLEGIANCE

#### 2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

#### 3. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names and addresses are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-three (23) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

#### >Planning Commission Ex Parte Contacts Policy Disclosure

- 3.1 LANDS OF LUND, 13826 Templeton Place (197-05-ZP-SD); A request for a Site Development Permit for a detached accessory structure that consists of a 400 sq. ft. garage and a 160 sq. ft. storage area (maximum height: 26'11") and landscape screening. CEQA Review: Categorical Exemption per Section 15303(e) (staff-Debbie Pedro).

- 3.2 LANDS OF ASKARI, 27861 Natoma Road (160-05-ZP-SD-GD); A request for a Site Development Permit and Grading Policy exception for a new 9,906 square foot two story residence and a new driveway. The Grading Policy Exception would allow a 200 square foot portion of floor area to be six and a half feet above existing grade. The applicant proposes an Open Space Easement along Matadero Creek to be dedicated to the Town. CEQA Review: Categorical Exemption per Section 15303. (staff-Brian Froelich).

- 3.3 AMENDMENTS TO THE TOWN'S ZONING AND SITE DEVELOPMENT ORDINANCE WITH REGARD TO HIGHLY VISIBLE LOTS (Section 10-2.702. Siting) New standards are established regarding the configuration of structures on ridgelines, hilltops, and hillside lots. Flat-roofed portions of structures are limited to 22 feet in height. CEQA Review: Categorical Exemption per Section 15061(b) (staff-Leslie Hopper).

- 3.4 AMENDMENT TO THE ZONING ORDINANCE WITH REGARD TO BASEMENTS. (Section 10-1.208) CEQA Review: Categorical Exemption per Section 15308 (staff-Brian Froelich).

4. OLD BUSINESS-none

5. NEW BUSINESS

- 5.1 ESTATE HOMES, Proposed ordinance recommended by the Ad Hoc Planning Committee defines "estate homes" and addresses the calculation of floor area, setbacks and the approval process for estate homes. (staff-Leslie Hopper).

6. REPORT FROM THE CITY COUNCIL MEETING

- 6.1 Planning Commission Representative for April 13<sup>th</sup> -Cancelled  
6.2 Planning Commission Representative for April 27<sup>th</sup>-Commissioner Collins  
6.3 Planning Commission Representative for May 11<sup>th</sup>-Commissioner Clow  
6.4 Planning Commission Representative for May 25<sup>th</sup>-Chairman Cottrell

7. APPROVAL OF MINUTES

- 7.1 Approval of April 6, 2006 minutes

8. REPORT FROM FAST TRACK MEETING-April 25, 2006

- 8.1 LANDS OF FERRARI, Altamont Road, APN# 182-17-045 and 25860 Altamont Road (231-05-LLA); A request for a Lot Line Adjustment. (staff-Debbie Pedro).

- 8.2 LANDS OF LEUNG, 27168 Moody Court (33-06-ZP-SD); A request for a Site Development Permit to construct a 747 sq. ft. addition over an existing carport. (Maximum Height: 25') (staff-Debbie Pedro).

9. REPORT FROM SITE DEVELOPMENT MEETING- APRIL 11 AND APRIL 18, 2006

- 9.1 LANDS OF CRAFTORD (15-06-ZP-SD); A Site Development Hearing for a 898 sq. ft. first and second story addition (maximum height: 24') (staff-Debbie Pedro).
- 9.2 LANDS OF BLAIR, 27161 Fremont Road (40-06-ZP-SD); A Site Development Hearing for a landscape screening and erosion control plan as required per project conditions for the new residence, second unit, and cabana totaling 9,980 square foot (height-27 feet). The proposal includes perimeter screening and native riparian species near Barron Creek. The new residence was approved June 4, 2002 (staff-Brian Froelich).
- 9.3 LANDS OF WOO, A request for a Site Development Permit for a 407 square foot interior addition (crawl space conversion) and remodel. CEQA Review: exempt per 15301 (e) (staff-Brian Froelich).

10. ADJOURNMENT